



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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September 10, 2013

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#18 OF SEPTEMBER 10, 2013

Agenda No. 1

09/25/12

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR071234-(5)
OAK TREE PERMIT NUMBER 2010-00009-(5)
HOUSING PERMIT NUMBER 2010-00002-(5)**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the above-referenced permits, which relate to a proposed project involving the demolition of an existing plant nursery and the construction of 30 detached residential condominium units, with three units set aside for occupancy by very-low-income households, and other site amenities and facilities on a property located at 5006, 5012, and 5020 North Bartlett Avenue, in the unincorporated community of East Pasadena-East San Gabriel, applied for by Lin Muscatel, LLC. At the conclusion of the hearing, you indicated an intent to approve the permits and instructed our office to prepare findings and conditions. Enclosed are findings and conditions for your approval.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By

Joseph M. Nicchitta
JOSEPH M. NICCHITTA
Senior Associate County Counsel
Property Division

APPROVED AND RELEASED:

Richard D. Weiss
RICHARD D. WEISS
Chief Deputy

JMN:ph
Enclosures

c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER TR071234-(5)
OAK TREE PERMIT NUMBER 2010-00009-(5)
HOUSING PERMIT NUMBER 2010-00002-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on November 22, 2011 and September 25, 2012, in the matter of Oak Tree Permit No. 2010-00009-(5) ("Oak Tree Permit") and Housing Permit No. 2010-00002-(5) ("Housing Permit"). (The Oak Tree Permit and Housing Permit are referred to collectively as the "Project Permits.") The Project Permits were heard concurrently with Tentative Tract Map No. 071234-(5) ("Tentative Map"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project Permits and Tentative Map on May 18, 2011.
2. The permittee, Lin Muscatel, LLC ("permittee"), proposes a project involving the closure and demolition of an existing plant nursery and the construction of 30 detached residential condominium units, with three units set aside for occupancy by very-low-income households, and other site amenities and facilities on a property located at 5006, 5012, and 5020 North Bartlett Avenue, in the unincorporated community of East Pasadena-East San Gabriel ("Project").
3. The Oak Tree Permit is a request to authorize the encroachment into the protected zone of one "heritage" oak tree and to remove one non-"heritage" oak tree.
4. The Housing Permit is a request for an administrative housing permit to authorize a density bonus of five units, reduced rear-yard setbacks, and reduced distances between the condominium units, based on the permittee's set-aside of three units for very-low-income households.
5. The Tentative Map is a related request to create one multi-family lot with 30 detached residential condominium units.
6. The site is approximately 4.2 gross acres (3.9 net acres) in size, irregular in shape with flat terrain, and is located in the East San Gabriel Zoned District, within the East Pasadena-San Gabriel Community Standards District ("CSD"). The site is zoned A-1 (Light Agricultural – 5,000 Square-Foot Minimum Required Lot Area) and is depicted within the Category 1 (Low-Density Residential – 1 to 6 Dwelling Units Per Acre) land use category of the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map").
7. The site currently consists of four legal lots and is developed with the existing plant nursery.
8. The site is bordered by residences to the north, North Muscatel Avenue to the east, and North Bartlett Avenue to the west. A railroad corridor borders the site

immediately to the south. Both North Muscatel and North Bartlett Avenues end at the railroad corridor, resulting in a "dead end" or cul-de-sac to the southeast and southwest of the site.

9. The surrounding properties within a 500-foot radius of the Project site are zoned as follows:

North: A-1;
South: A-1 and the City of Rosemead zoning;
East: A-1; and
West: A-1.

10. Surrounding land uses within a 500-foot radius of the Project site are as follows:

North: Single-family residences and duplexes;
South: A railroad, a rail yard, a nursery, and single-family residences;
East: Single-family residences and duplexes; and
West: Single-family residences and duplexes.

11. The site plan for the Project depicts one multi-family lot with a total of 30 residential condominium units in 30 separate buildings. Eighteen of the 30 condominium buildings are located along the northern and eastern perimeters of the site. Thirteen of these perimeter buildings adjoin neighboring residences to the rear, and have rear-yard setbacks varying between 13 and 15 feet. The remaining 12 of the 30 condominium buildings are located at the center of the site and are arranged circularly around an enclosed private area containing a patio, a pool, and a pool house. Each condominium building will contain a two-car garage. An open landscaped area is depicted along the western perimeter of the site, which will be developed with a playground. A block "sound wall" is depicted along the southern perimeter of the site. The "sound wall" varies from six feet to eight feet in height, depending on site conditions, and is bordered by a nine-foot-wide planting strip along the entire length of the wall. A private driveway/fire lane will afford residents and guests access to and from parking areas, site amenities, and condominium residences.

12. The Project is accessible by an entrance via North Muscatel Avenue to the east of the site and an entrance via North Bartlett Avenue to the west of the site. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 28 feet. The internal circulation system consists of two components, an "A" Drive and a "B" Drive. The "A" Drive consists of a circular private driveway/fire lane in the center of the site which provides access to 22 condominium buildings, guest parking spaces, and amenities within the site. The "B" Drive consists of a private driveway/fire lane along the southern portion of the site which connects North Muscatel Avenue with North Bartlett Avenue, and provides access to "A" Drive, seven condominium buildings, and additional guest parking spaces. Twenty-nine of the condominium buildings front and gain access from the internal private

driveway/fire lane system. One condominium building located on the eastern perimeter of the site fronts and gains access from North Muscatel Avenue.

13. The Project will provide a total of 87 parking spaces, 60 of which will be reserved for residents and 27 of which will be reserved for guests. All 60 of the parking spaces reserved for residents are contained within the individual two-car garages in each of the 30 condominium buildings. Guest parking spaces are provided in three locations within the site. Twelve guest spaces are located along the western portion of "A" Drive adjacent to the playground area, ten guest spaces are located along the eastern portion of "A" Drive adjacent to the enclosed pool area, and five guest spaces are located along the eastern portion of "B" Drive near the North Muscatel Avenue entrance. Three of the 27 guest parking spaces will be designated as disabled parking spaces.
14. The Project requires a total of 6,400 cubic yards of combined cut and fill grading, consisting of 3,200 cubic yards of cut and 3,200 cubic yards of fill, all of which will remain and be balanced on-site.
15. The Project contains a total of three condominium units set aside for very-low-income households. These affordable housing units will be constructed in the same manner and quality as the other condominium units in terms of materials, appearance, and finished quality.
16. The site currently contains two oak trees. One large "heritage" oak tree is located at the northwest corner of the site along North Bartlett Avenue and will be preserved on-site as part of the Project. One smaller non-"heritage" oak tree is located near the middle of the site and will be removed to allow development of the Project.
17. The Housing Permit authorizes a density bonus of five dwelling units, reduced rear-yard setbacks, and reduced distances between the condominium units pursuant to section 65915 of the California Government Code and sections 22.52.1820 through 22.52.1860 of the Los Angeles County Code ("County Code"). Category 1 of the Land Use Policy Map allows a maximum density of 25 units on the site. The Project will set aside 12 percent (three dwelling units) of the maximum 25 dwelling units for occupancy exclusively by very-low-income households. The Project, therefore, is a "qualified project" entitled to a density bonus of 20 percent, or five dwelling units, pursuant to section 65915 of the California Government Code and sections 22.52.1820 and 22.52.1830 of the County Code. Pursuant to section 65915, subsection (d), of the California Government Code and section 22.52.1840 of the County Code, the Project is also entitled to receive development incentives. As applied to the Project, the CSD requires a minimum rear-yard setback of 40 feet and a minimum distance of 20 feet between the Project's condominium units. The Housing Permit authorizes as development incentives reduced rear-yard setbacks of 13 feet and reduced distances of 10 feet between the Project's condominium units. These development incentives are compatible with

comparable rear-yard setbacks and distances between buildings of the surrounding community.

18. The permittee's Tentative Map application was preceded by several similar tentative tract map applications to develop the site. In September 2005, The Olson Company requested a tentative tract map to create one multi-family lot with 22 detached condominium units on the site, and an oak tree permit to encroach into the protected zone of the one "heritage" oak tree existing on-site. During community meetings and a public hearing related to this proposed project, community members expressed both support and concern for the project. Local residents particularly were concerned with potential traffic, establishing access from North Muscatel Avenue to North Bartlett Avenue across the site, and the preservation of the "heritage" oak tree. On November 9, 2006, The Olson Company submitted a letter to the County Department of Regional Planning ("Regional Planning") indicating it no longer wished to proceed with the proposed project. Subsequently, the subdivider acquired the site and on June 24, 2008, the permittee filed a request to revise The Olson Company's tentative tract map to create 34 detached condominium units with reduced rear-yard setbacks, reduced distances between main structures, and increased lot coverage. The proposed tentative map revision was reviewed at a subdivision committee meeting on August 11, 2008, during which the permittee was advised to reduce the project density, among other changes. On March 10, 2010, the permittee submitted a letter to Regional Planning indicating it no longer wished to proceed with the proposed tentative map revision. The permittee submitted its new application for the present Tentative Map and Project Permits soon thereafter.
19. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant adverse impact on the environment are contained in the Mitigation Monitoring Program ("MMP") prepared for the Project.
20. Also, prior to the Commission's public hearing on the Project, the permittee completed an oak tree report evaluating the condition and location of all oak trees existing on-site. The report concluded that the site contains two oak trees potentially affected by the Project. These trees consist of the large "heritage" oak tree located at the northwest corner of the site along North Bartlett Avenue and the smaller non-"heritage" oak tree located near the middle of the site. The report stated that construction of structures and grading for the Project will not take place within the boundary of the protected zone of the "heritage" oak tree, but that a sidewalk will be constructed within the tree's protected zone. The report concluded that, with appropriate conditions of approval, the "heritage" oak

tree can be preserved on-site through Project construction and after, without substantially affecting the health of the tree or its root system. The report further stated that the location of the smaller non-"heritage" oak tree would interfere with the Project's proposed construction improvements, but concluded that relocation of the smaller non-"heritage" oak tree was infeasible.

21. The Commission held a duly-noticed public hearing on the Project Permits and Tentative Map on May 18, 2011. The Commission heard a presentation from Regional Planning staff and testimony from representatives of the permittee and members of the public. The permittee testified that the Project will increase property values, reduce graffiti, reduce railroad noise, and enhance the overall aesthetics of the area. Project opponents expressed concerns with the Project's density, the potential that the Project will be occupied predominantly by renters, potential overflow parking on neighborhood streets, and potential traffic impacts, including the potential for cut-through traffic from North Muscatel and North Bartlett Avenues across the Project site. A petition signed by approximately 319 local residents was submitted, echoing the concerns raised by Project opponents at the hearing. In written correspondence and oral communications with Regional Planning staff, local residents raised the additional concerns that the plant nursery had been abandoned or neglected, resulting in vagrancy and loose animals on-site.
22. Also, during the Commission's May 18, 2011 public hearing, Regional Planning staff recommended changes to the Project, including, among others:
 - (a) changes to the Project's garage locations and building footprints to reduce driveway curb cuts, increase the Project's overall safety and aesthetics, and allow for the provision of greater front-yard space, all of which will increase the Project's quality of design and compatibility with the surrounding community;
 - (b) the provision of a five-foot-wide sidewalk with a minimum three-foot-wide landscaped buffer adjacent to the internal driveways/fire lanes to increase pedestrian safety and compatibility with the landscaping along North Muscatel and North Bartlett Avenues; and
 - (c) the provision of a minimum three-foot-wide landscape "bulb-out" in the middle of the guest parking areas located on the eastern and western portions of "A" Drive to provide additional shade cover and help reduce any urban heat island effect within the Project.
23. After hearing all testimony, the Commission closed the public hearing, adopted the MND and MMP, and approved the Project Permits and Tentative Map, subject to the changes recommended by Regional Planning staff and the following additional conditions to address community concerns that: (a) the permittee submit an amended exhibit map for the Project depicting three additional guest parking spaces along the western portion of "A" Drive adjacent to the playground area, which will increase the total number of guest parking spaces from the 24 spaces originally proposed by the permittee to 27 spaces; (b) graffiti shall be removed on both sides of the proposed "sound wall" to be constructed along the southern perimeter of the site, and that such graffiti removal program be enforced by the Homeowners' Association ("HOA") for the

Project; and (c) not less than 60 percent of the Project's condominium units be owner-occupied at all times, which requirement will be enforced by the HOA for the Project.

24. Pursuant to section 22.60.230.A of the County Code, on May 31, 2011, members of the community appealed the Commission's decision to the Board.
25. The Board conducted a duly-noticed public hearing on the Project Permits and Tentative Map on November 22, 2011. The Board heard a presentation by staff from Regional Planning and the County Department of Public Works ("Public Works"), testimony from the permittee's representative, and testimony from community members and the public in opposition to the Project. Opposition testimony was similar to the opposition testimony during the Commission's public hearing on the Project, and emphasized concerns over potential traffic and parking impacts. During the public hearing, the Board stated it had received a letter from the City of San Gabriel in which the city wrote that it had not had the opportunity to comment on potential traffic impacts to city streets resulting from the Project. Regional Planning staff testified that it had notified the City of San Gabriel as part of the environmental review process for the Project but had not received any comments from the city. At the conclusion of all testimony, the Board continued the public hearing to January 24, 2012, and instructed staff from Regional Planning and Public Works to contact the City of San Gabriel and to perform a traffic impact analysis with the City's input.
26. The Board held five continued public hearing sessions for the Project on January 24, 2012, March 27, 2012, May 22, 2012, June 26, 2012, and August 28, 2012, during which the public hearing was continued without discussion. At the August 28, 2012 continued public hearing session, the Board continued the public hearing to September 25, 2012.
27. Prior to the Board's September 25, 2012 continued public hearing session, and in response to the Board's direction at the November 22, 2011 public hearing, the permittee completed a Traffic Impact Analysis ("TIA") for the Project. Public Works staff reviewed the TIA and, among other comments and concerns, determined that the TIA did not comply with applicable County standards for measuring potential impacts to intersections, and requested that the permittee revise and resubmit the TIA. The permittee submitted a revised TIA in August 2012, which complied with staff's comments and addressed staff's concerns. The August 2012 TIA concluded that the traffic generated by the Project alone, as well as the cumulative traffic generated by the Project and other projects in the area, would not have a significant impact to roadways or intersections in the area. The August 2012 TIA further analyzed, among other things, the potential traffic impacts at the intersections of East Broadway/North Muscatel Avenue and East Broadway/North Bartlett Avenue to the north of the Project site, and concluded that the installation of traffic signals at these intersections would not be required as a result of the Project. Also, in response

to the Board's direction, the County consulted with the City of San Gabriel, which concurred with the results of the August 2012 TIA.

28. The Board conducted a continued public hearing session on September 25, 2012. During the public hearing, Regional Planning staff testified that the permittee had completed the TIA for the Project and that the TIA determined that the Project would have no significant impact on traffic. Members of the community testified in opposition to the Project, raising concerns, among others, regarding the adequacy of the TIA and the Project's potential impact on parking on North Muscatel and North Bartlett Avenues. In addition, opponents requested that the entrances to the Project on North Muscatel Avenue and North Bartlett Avenue be gated to prevent cut-through traffic across the Project site. At the conclusion of all testimony, the Board closed the public hearing, adopted the MND and MMP, and indicated its intent to deny the appeal and approve the Project Permits and Tentative Map, subject to the additional conditions that the permittee: (a) establish a preferential parking district for North Muscatel and North Bartlett Avenues south of East Broadway, if the County and residents adjacent to the Project determine that such preferential parking district is necessary; and (b) submit a Construction Operation and Parking Plan to the County for review and approval which ensures the permittee will construct a perimeter fence around the Project and an access gate at each vehicular entrance, minimize potential adverse impacts on the community and the operation of the road network during construction, allow for the continuity of safe pedestrian and cyclist movement near work areas, maintain residential property access during construction, maintain existing availability of residential parking during construction, and manage traffic through and around construction areas.
29. The Board finds that the Project is appropriately conditioned to require that the "heritage" oak tree existing on-site be protected through the grading and construction phases, including all work conducted within the tree's drip line. The Board further finds that, with the conditions of approval for the Project, the construction and operation of the proposed use will be accomplished without endangering the health of the "heritage" oak tree.
30. The Board finds that removal of the smaller non-"heritage" oak tree on-site is necessary because the tree in its current location interferes with the provision of sidewalks and streets for the Project, that no reasonable alternative to such interference exists other than removal of the tree, and that the relocation of the tree is infeasible. The Board further finds that the Project is appropriately conditioned to mitigate any soil erosion associated with the proposed removal of the non-"heritage" oak tree by providing drainage and grading devices on-site.
31. The Board finds that the Project is appropriately conditioned to require the permittee to replace the removed non-"heritage" oak tree at a ratio of two to one, which will result in the planting of not less than two new oak trees on-site, in addition to the existing "heritage" oak tree which will be protected on-site.

32. The Board finds that the Project is a "qualified project" pursuant to section 65915 of the California Government Code and section 22.52.1820 of the County Code, and that the related Housing Permit appropriately authorizes a density bonus of five dwelling units for the Project and reduced rear-yard setbacks and distances between the Project's condominium units as development incentives. In accordance with section 65915, subsection (d), of the California Government Code and section 22.52.2730 of the County Code, the Board further finds that the development incentives authorized by the Housing Permit are required in order to provide for affordable housing costs or affordable rents, will not have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources, are not contrary to State or federal law, and are compatible with the surrounding community.
33. The Board finds that the Project is appropriately conditioned to require the permittee to enter into a covenant with the County Community Development Commission and Regional Planning agreeing to set aside, for a period of not less than 30 years from the date of issuance of a certificate of occupancy for the Project by the County, three dwelling units for exclusive occupancy by "very-low-income households," as that term is defined in section 50105 of the California Health and Safety Code.
34. The Board finds that the Project is consistent with the goals and policies of the General Plan Land Use Element, as the Project enhances the quality of the surrounding neighborhood through its design features, such as appropriate building locations on-site and with respect to the surrounding residences, building heights and yard setbacks which are compatible with the surrounding residential uses, and ample open space and recreational area. The Board further finds that the Project will replace an aging plant nursery with additional housing in an urbanized area in close proximity to existing services and facilities, such as multiple schools, grocery stores, restaurants, hardware stores, a pharmacy, and a public library, all of which are located within one mile of the Project site. The Board further finds that the Project will eliminate neighborhood complaints associated with the existing plant nursery, such as vagrancy and loose animals on-site.
35. The Board finds that the Project is consistent with the goals and policies of the General Plan Housing Element, as the Project adds to the County's available supply of affordable housing units by setting aside 10 percent of the Project's 30 residential condominium units for occupancy by very-low-income households.
36. The Board finds that the Project is consistent with the density provisions of the Category 1 land use designation of the Land Use Policy Map because the total number of pre-density-bonus units for the Project is within the maximum density allowed under Category 1. Category 1 allows one to six dwelling units per gross acre. The maximum number of dwelling units permitted on the 4.2-gross-acre

site is 25 dwelling units. The Project contains 25 dwelling units, with an additional five units authorized as a density bonus by the related Housing Permit.

37. After the Board's September 25, 2012 continued public hearing session, Project opponents submitted a letter to Regional Planning contending that the gross acreage of the Project site is approximately 3.9 acres, as opposed to 4.2 acres, and that the 30 dwelling units proposed by the Project are incompatible with the density limitations of the Land Use Policy Map and County Code. The Board finds that the Project site's gross acreage is 4.2 acres and that gross acreage was properly calculated. The Board further finds that even if the Project site's gross acreage was 3.9 acres, as contended by Project opponents, the 30 dwelling units proposed by the Project would be consistent with the density provisions of the Category 1 land use designation of the Land Use Policy Map, after taking into account the density bonus provisions set forth in sections 22.52.1820 through 22.52.1860 of the County Code.
38. The Board finds that the Project is consistent with the A-1 zoning classification because detached residences are permitting in the A-1 zone pursuant to section 22.24.070 of the County Code, and because the Project meets the minimum lot area requirement of 5,000 net square feet per dwelling unit pursuant to sections 22.52.100.D.4 and 22.52.250 of the County Code.
39. The Board finds that the permittee has demonstrated the suitability of the site for the proposed use, that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the attached conditions of approval, and the conditions of approval for the related Tentative Map, will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
40. The Board finds that the site is physically suitable for the type of development and density proposed because the site has access to County-maintained streets, and will be served by public sewer facilities and water supplies to meet anticipated needs.
41. The Board finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
42. The Board finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
43. The Board finds that the MMP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMP's requirements are incorporated into the conditions of approval for

this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMP.

44. After consideration of the MND and MMP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board.
45. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

Regarding the Oak Tree Permit:

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code.
- B. That the proposed removal of the oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.
- C. That the removal of the oak tree is necessary as its continued existence at its present location frustrates the planned improvement or proposed use of the subject property to such an extent that: (a) alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive; or (b) placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized.
- D. That the removal of the oak tree will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.
- E. That the information submitted by the permittee and presented at the public hearings substantiates the required findings for an Oak Tree Permit as set forth in section 22.56.2100 of the County Code.

Regarding the Housing Permit:

- A. That the proposed Project is a "qualified project" pursuant to section 65915 of the California Government Code and section 22.52.1820 of the County Code.
- B. That the Housing Permit appropriately authorizes a density bonus of five units for the Project, reduced rear-yard setbacks, and reduced distances between the condominium units, based on the permittee's set-aside of the three units for very-low-income households.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently considered and reviewed the MND and that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record with the MND and MMP, there is no substantial evidence that the Project will have a significant effect on the environment; and indicates that, at the conclusion of its public hearing on the Project, it adopted the MND and the MMP, and found that the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves Oak Tree Permit No. 2010-00009-(5) and Housing Permit No. 2010-00002-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NUMBER TR071234-(5)
OAK TREE PERMIT NUMBER 2010-00009-(5)
HOUSING PERMIT NUMBER 2010-00002-(5)**

1. This grant authorizes: the encroachment into the protected zone of one "heritage" oak tree, the removal of one non-"heritage" oak tree, a density bonus of five units, reduced rear-yard setbacks, and reduced distances between condominium units, based on the permittee's set-aside of three units for very-low-income households, in connection with Tentative Tract Map No. 071234-(5) ("Tentative Map"), authorizing the closure and demolition of an existing plant nursery and the construction of 30 detached residential condominium units and other site amenities and facilities on a property located at 5006, 5012, and 5020 North Bartlett Avenue, in the unincorporated community of East Pasadena-East San Gabriel, as depicted on the approved exhibit map, dated September 7, 2010 ("Exhibit Map"), subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose and cannot be used unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, until the conditions have been recorded as required by Condition No. 4, and until all required monies have been paid pursuant to Condition Nos. 9, 10, and 14. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 2, 5, 6, 9, 10, 14, and 15 shall become immediately effective upon final approval by the County.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director"). In addition, upon any sale, transfer, or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the buyer, transferee, or lessee, as applicable, of the subject property.
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the California Government Code, or any other applicable limitations period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.

If the County fails to notify the permittee of any claim, action, or proceeding, or the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits from which actual costs shall be billed and deducted:

- A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

7. This grant shall expire unless used within two years after the recordation of a final map for the Tentative Map. In the event that the Tentative Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Tentative Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permits shall be void and the privileges granted hereunder shall lapse.
9. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant, the conditions of the related Tentative Map, the mitigation measures identified in the attached Mitigation Monitoring Program ("MMP"), and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the effective date of this grant, the permittee shall deposit with the County the sum of \$200. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including

adherence to development in accordance with the approved Exhibit Map. The fund provides for one annual inspection. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).

10. Within three days of the final approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. The project is not *de minimis* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code. The permittee shall pay the fee in effect at the time of the filing of the NOD, currently \$2,156.25 for a Mitigated Negative Declaration ("MND"), plus a \$50 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health or safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.
12. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map. In the event that subsequent revised plans are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) for such revision.
13. The conditions, changes, and/or mitigation measures set forth in the MND for the project and the associated MMP are incorporated by this reference and made conditions of this approval. The permittee shall comply with all such mitigation measures in accordance with the MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director on an annual basis, or on any more frequent

basis as may be required by the Director. Each mitigation monitoring report shall describe the status of the permittee's compliance with the required project conditions, changes, and/or mitigation measures.

14. Within 30 days following the final approval date of this grant, the permittee shall deposit the sum of \$6,000 with Regional Planning, which payment shall be used to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure the implementation and reporting of all applicable mitigation measures in the MMP.
15. Within 30 days following the final approval date of this grant, the permittee shall record a covenant with the Recorder, attaching the MMP, and agreeing to comply with the required mitigation measures of the MMP. The permittee shall submit a draft of the covenant to Regional Planning for review and approval prior to recordation.
16. All development shall comply with the requirements of Title 22 of the County Code and the specific zoning of the subject property, except as modified by this grant, as set forth in these conditions, or as shown on the approved Exhibit Map or a revised exhibit map approved by the Director.
17. The permittee shall plant not less than two new oak trees on-site to replace the non-"heritage" oak tree which will be removed from the site to allow development. The oak trees planted shall be in addition to any other trees required by these conditions to be planted on-site.
18. The permittee shall comply with the conditions and requirements set forth in the letter dated July 1, 2010, from the County Forester and Fire Warden ("Forester") of the County Fire Department ("Fire Department"), which letter is attached to these conditions of approval.
19. The project shall contain not less than three dwelling units reserved for occupancy by "very-low-income households," as that term is defined in section 50105 of the California Health and Safety Code. These affordable housing units shall be evenly dispersed throughout the site, shall consist of one unit for each proposed unit type, Type A, B, and C, as depicted on the approved Exhibit Map, and shall be compatible with the design of the project's non-affordable housing units in terms of appearance, materials, and visual, architectural, and finished quality.
20. Prior to obtaining any building permit for the project, the permittee shall enter into a covenant with the County Community Development Commission ("CDC") and Regional Planning agreeing to set aside, for a period of not less than 30 years from the issuance by the County of a certificate of occupancy for the project, the three dwelling units described in Condition No. 19 for exclusive occupancy by "very-low-income households," as that term is defined in section 50105 of the

California Health and Safety Code. The covenant shall comply with section 22.56.2630 of the County Code and shall be in a form acceptable to CDC and Regional Planning. The permittee shall record the covenant with the Recorder prior to the issuance of a certificate of occupancy for the project.

21. Pursuant to Chapter 22.72 of Title 22 of the County Code, prior to obtaining any building permit for the project, the permittee shall pay a fee to the County Librarian in the amount required by said chapter at the time of payment, and provide proof of payment to Regional Planning.
22. A copy of these conditions of approval shall be attached to the covenants, conditions, and restrictions ("CC&Rs") for the project and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
23. The permittee shall provide in the CC&Rs for the continuous maintenance of all common areas, including, but not limited to driveways/fire lanes, walkways, pool, playground, outdoor seating areas, guest parking, landscaping, and the lighting and irrigation systems in and around all such areas, to the satisfaction of the Director.
24. The permittee shall reserve in the CC&Rs the right of all residents and their guests to use the pool and playground areas, guest parking spaces, and the internal driveway/fire lane system throughout the subdivision.
25. The permittee shall provide in the CC&Rs for the continuous operation of the playground area and set forth the playground's rules for use and hours of operation.
26. The permittee shall ensure through the CC&Rs that not less than 60 percent of the project's 30 condominium units be owner-occupied at any given time, and shall establish in the CC&Rs that the Homeowners Association ("HOA") for the project shall be responsible for enforcing this condition.
27. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises, including any graffiti or extraneous markings on all sides of the "sound wall" to be constructed on the southern perimeter of the site. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours following their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The permittee shall establish in the CC&Rs a graffiti control protocol consistent with this condition, and that such protocol shall be administered and enforced by the HOA.

28. Other than as authorized by federal and State law, the permittee shall be prohibited from restricting the sale or rental of any unit or any portion of the site on the basis of age, sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, familial status, or sexual orientation of any person. The permittee shall further be prohibited from establishing or allowing any practice of discrimination or segregation in determining the selection, location, number, use or occupancy of any resident, tenant, lessee, subtenant, sublessee, or vendee of the site or any portion thereof.

29. The CC&Rs for all units within the project shall contain and be subject to the following non-discrimination/non-segregation clause:

There shall be no discrimination against or segregation of any person, or group of persons, on account of age, sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, familial status, or sexual orientation in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of these premises.

30. The non-discrimination/non-segregation provisions set forth in Condition Nos. 28 and 29 shall remain in effect in perpetuity.

31. Not later than 30 days from the issuance of a certificate of occupancy for the project, the permittee shall coordinate with County Department of Public Works ("Public Works") to determine the need for a preferential parking district pursuant to Chapter 15.64 of Title 15 of the County Code for North Muscatel Avenue south of East Broadway and North Bartlett Avenue south of East Broadway, which streets currently have unrestricted parking. In the event the Board adopts an ordinance pursuant to section 15.64.610 of the County Code designating the area as a preferential parking district, the permittee shall pay for all costs associated with the establishment, administration, and renewal of such preferential parking district, including but not limited to costs to install meters, signage, and issue permits, for a period of two years from the issuance of a certificate of occupancy for the project. Prior to obtaining final map approval for the related Tentative Map, the permittee shall deposit with Public Works funds in an amount sufficient to cover all aforementioned costs, to the satisfaction of Public Works.

32. Not later than 30 days from the issuance of a certificate of occupancy for the project, the permittee shall coordinate with Public Works to determine the need for a preferential parking district pursuant to Chapter 15.64 of Title 15 of the County Code for North Muscatel Avenue south of East Broadway and North Bartlett Avenue south of East Broadway, which streets currently have unrestricted parking. The permittee shall pay for all costs associated with the establishment, administration, and renewal of such preferential parking district, including but not limited to costs to install meters and signage and to issue permits, for a period of two years from the issuance of a certificate of occupancy for the project. Prior to obtaining final map approval, the permittee shall deposit

with Public Works funds in an amount sufficient to cover all aforementioned costs, to the satisfaction of Public Works.

33. Prior to obtaining final map approval, the permittee shall submit a Construction, Operation, and Parking Plan to Public Works for review and approval. The Construction Operation and Parking Plan shall ensure, to the satisfaction of Public Works, that the permittee will construct a perimeter fence around the project and an access gate at each vehicular entrance, minimize potential adverse impacts on the community and the operation of the road network during construction, allow for the continuity of safe pedestrian and cyclist movement near work areas, maintain residential property access during construction, maintain existing availability of residential parking during construction, and manage traffic through and around construction areas.
34. All structures in the project shall comply with the requirements of Public Works' Division of Building and Safety, the Fire Department, and the County Department of Public Health.
35. Except as expressly modified herein, this approval is subject to all of the conditions set forth in the associated Tentative Map, which are incorporated herein by this reference.

Attachments:

Mitigation Monitoring Program (Pages 1-9)
County Forester letter dated July 1, 2010

MITIGATION MONITORING PROGRAM

PROJECT NO. RENV T201000015 / ROAK T201000009 / TR 071234

The Department of Regional Planning staff has determined the following conditions or changes in the project are necessary in order to assure there will be no substantial evidence the proposed project will have a significant effect on the environment.

The applicant shall deposit the sum of \$6,000 with the Department of Regional Planning (DRP) within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports or as required by this Mitigation Monitoring Program.

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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Geotechnical

1	All grading shall be in accordance with the County of Los Angeles Grading Code and recommendations of Engineering Geologist.	Submit grading plans to the DPW for review and approval	Prior to issuance of grading permit	Applicant	DPW
2	The permittee shall comply with the requirements of the drainage concept.	Submittal and approval of the drainage concept by the DPW	Prior to issuance of grading permits	Applicant	DPW
3	All construction shall adhere to the appropriate provisions of the Uniform Building Code, including seismic design standards, as well as local codes and ordinances.	Plan check and field verification by the DPW	During construction	Applicant DPW Geotechnical Engineer Contractor	DPW

Fire

4	The development of this project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants.	Submit plans to the County of Los Angeles Fire Department for	Prior to issuance of building permit	Applicant	LACFD
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#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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review and approval

Note: Specific fire and life safety requirements for the construction phase will be addressed at the building plan check process prior to building permit issuance. There may be additional fire and life safety requirements during this time.

Noise

5	Construction activities shall comply with County of Los Angeles County Code Chapter 12.08 and Los Angeles County Department of Public Works Construction Division standards. All grading and construction on the project site and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00AM and 6:00PM. Construction activities on Saturdays shall be restricted to between the hours of 8:00AM and 5:00PM. Construction activities shall be prohibited on Sundays and legal holidays.	Submit a copy of Building Plans with note referencing Chapter 12.08 for approval by DPW. Field Verification	During all phases of construction	Applicant	DPW DRP
6	Air conditioning units if placed at the exterior or rooftop of the building shall be selected and installed so as to achieve a noise level of 45 db(A) or less at the nearest property line.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW. Field Verification	Prior to issuance of certificate of occupancy	Applicant	DPW DHS
7	Through-the-wall air conditioning units shall not be utilized in buildings facing the railroad (southwest,	Submit a copy of building plans with note	Prior to issuance of certificate of occupancy	Applicant	DPW DHS

March 1, 2011

RENV T201000015

Applicant Initials

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	northwest or southeast).	referencing mitigation measure for approval by DPW.			
		Field Verification			
8	All entrance doors facing the railroad shall be solid core with commercial grade seals on the sides and top and automatic door bottoms at the bottom. Thresholds should be provided that are smooth, flat and level to provide for optimum performance of the automatic door bottom.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW.	Prior to issuance of building permit	Applicant	DPW DRP
		Field Verification			
9	A 12-foot high sound wall shall be located at the top of the slope at the southwest property line of the site. This sound wall can be a combination solid wall on top of a berm as an overall height of 12 feet.	Submit a copy of building plans showing the location of the 12 foot sound wall, for approval by DPW and DHS	Prior to issuance of grading permit	Applicant	DPW DHS
		Field Verification			

March 1, 2011

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
10	All second floor windows, southwest, northwest and southeast (railroad) facing windows and glass doors facing the railroad shall be glazed with STC 32 glazing.	Submit a copy of building plans with a note referencing mitigation measure for approval by DPW and DHS	Prior to issuance of building permit	Applicant	DPW DHS
11	The glazing manufacturer should submit test reports done in accordance with ASTM E90 in an accredited, independent testing laboratory.	Submit a copy of reports to DHS for review and approval	Prior to issuance of certificate of occupancy	Applicant	DHS
12	There shall be no second floor balconies facing the railroad (southwest, northwest or southeast).	Submit a copy of building plans and elevations showing and noting mitigation measure for approval by DPW and DHS	Prior to issuance of building permit	Applicant	DPW DHS
13	Disclose the location of the adjacent railroad to prospective building occupants.	Submit copies of informational materials to DHS for review and approval	Prior to issuance of building permit	Applicant	DHS DRP

Greenhouse Gas

March 1, 2011

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
14	Project shall use drought resistant native landscaping/trees, with low emissions and high carbon sequestration potential.	Submittal and approval of landscaping	Prior to issuance of grading permit	Applicant	DRP
15	Project shall use and encourage the use of energy efficient appliances.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW	Prior to issuance of building permit	Applicant	DPW DRP
16	Applicant shall provide residents with information on how to reduce GHG emissions (e.g., energy saving).	Submit copies of informational materials to DRP for review	Prior to issuance of building permit	Applicant	DRP
17	Incorporate green building practices and design elements.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW	Prior to issuance of building permit	Applicant	DPW DRP
Sewage Disposal					
18	The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The project shall provide adequate recyclable storage	Submit a copy of building plans showing the location of the recyclable storage	Prior to issuance of building permit	Applicant	DPW

March 1, 2011

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	areas for collection/storage of recyclable and green waste materials.	area(s) for the project; for approval by DPW			
19	Construction, demolition and grading projects in the County's unincorporated areas are required to recycle or reuse a minimum of 50% of the construction and demolition debris generated by weight per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition or grading permit may be issued.	Submit a copy of the Recycling and Reuse Plan to DPW-Environmental Programs Division for approval	Prior to issuance of construction, demolition or grading permit, whichever comes first	Applicant	DPW
20	Should any operation within the proposed project include the construction, installation, modification or removal of underground storage tanks, industrial waste treatment or disposal facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.	If necessary, contact DPW-Environmental Programs Division for required approvals and operating permits	During construction, installation, modification or removal of underground storage tanks, industrial waste treatment or disposal facilities	Applicant	DPW
Education					
21	Library impact fee shall be paid.	Fee payment	Prior to issuance of building permit	Applicant	County Library
22	Prior to issuance of any building permits, each project shall pay developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school	Payment of school fees	Prior to issuance of building permit	Applicant	School Districts

March 1, 2011

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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impact fees is necessary to mitigate project-related school impacts.

General

23	Based on the provided information, the subject property has been used as a horticultural nursery. Past site uses may have contributed to contamination of soil with pesticides and/or other hazardous substances. It is requested that the responsible party enter into a cost recovery program with the County of Los Angeles Fire Department or the Department of Toxic Substances Control and obtain a "No Further Action Letter" prior to grading and/or construction activities at the site.	Enter into a cost recovery program (provide a copy to DRP for review)	Prior to issuance of grading permit	Applicant	LACFD Department of Toxic Substances Control
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Environmental Safety

24	Asbestos and Lead paint abatement: Removal of the visually observed mold-contaminated ceiling tiles. Removal of the mold impacted ceiling tiles could be accomplished during abatement of asbestos-containing floor tiles in the same area of the Pesticide shed. However, an abatement contractor familiar with mold removal should perform the removal of mold-contaminated materials. Applicant shall Acquire an Asbestos Removal Permit from South Coast AQMD (Air Quality Management District)	Submit a copy of abatement method used and SCAQMD Asbestos Removal Permit to DRP for review	Prior to issuance of demolition permit	Applicant	SCAQMD DRP DPW
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March 1, 2011

RENV T201000015

Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	Soil Contamination Cleanup:	Obtain permit from DPW-Environmental Programs Division and submit a copy of permit to DRP for review	Prior to issuance of grading permit	Applicant	DPW
	Applicant shall acquire a "ground water cleanup permit" from DPW Environmental Programs Division				DRP

Mitigation Compliance

25	As a means of ensuring compliance with above mitigation measures, at the time a grading or building permit is obtained, whichever is obtained first, the applicant or then current owner(s) is responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such time that all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly (report) and as necessary (account)	Applicant and current/subsequent owner(s)	DRP
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*Note: (for subdivisions only) This MMP allows for partial clearance of project phases. Construction of each parcel shall be considered a separate phase of the project and monitoring of each phase will be required and handled independent of each other phase so that no reporting will be required for any phase until such time as a grading or building permit is obtained as stated above for that phase.

As the applicant, I agree to incorporate these changes/conditions into the project and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

March 1, 2011

RENV T201000015

Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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Applicant CSA

Date 2nd March 2011

☐ No response within 10 days. Environmental determination requires that these changes/conditions be included in the project.

Staff Michelle R. Bush

Date March 7, 2011

March 1, 2011

RENV T201000015

Applicant Initials _____



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

July 1, 2010

RECEIVED
JUL 07 2010

Jodie Sackett, Land Divisions Section
Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Sackett:

OAK TREE PERMIT #2010-00009, 5020 BARTLETT AVENUE, SAN GABRIEL

We have reviewed the "Request for Oak Tree Permit #2010-00009." The project is located at 5020 Bartlett Avenue in the unincorporated area of San Gabriel. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Greg Applegate, the consulting arborist, dated December 31, 2009.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

of construction and four (4) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL, ENCROACHMENT AND PRUNING:

7. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 2 on the applicant's site plan and Oak Tree Report. This grant allows the pruning and encroachment within the protected zone of one (1) tree of the Oak genus identified as Tree Number 1 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines

are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

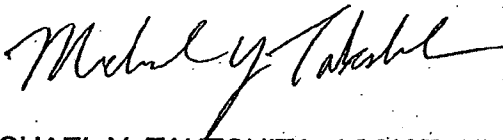
10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure



OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to:

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
<http://planning.co.la.ca.us>

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 5"-4" LONG, PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS; FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG, SPINY, ROUNDED, AND HOLLY-LIKE, BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak
QUERCUS WIGLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS:

CALIFORNIA BLACK OAK: *QUERCUS KELLOGGII*
CANYON LIVE OAK: *QUERCUS CHRYSOLEPIS*
ENGELMANN OAK: *QUERCUS ENGELMANNII*

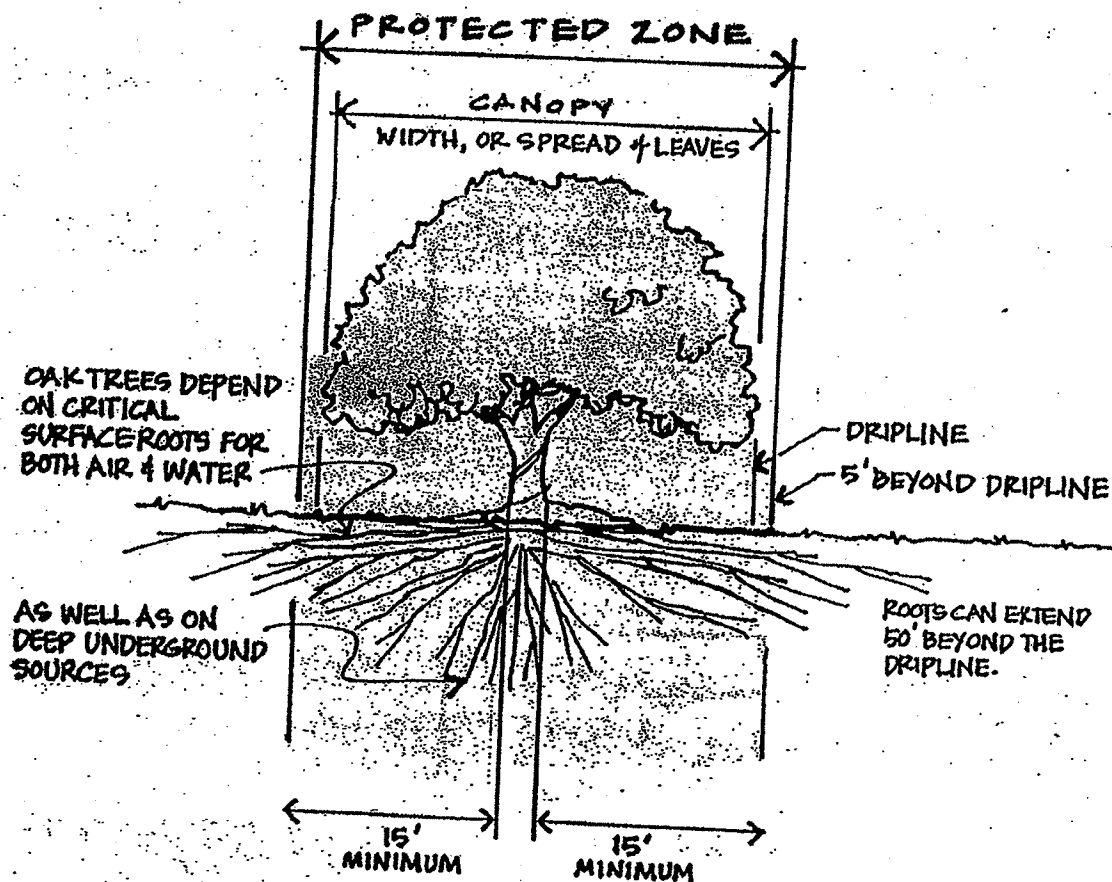
THE PROTECTED ZONE

The *protected zone* defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk; no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

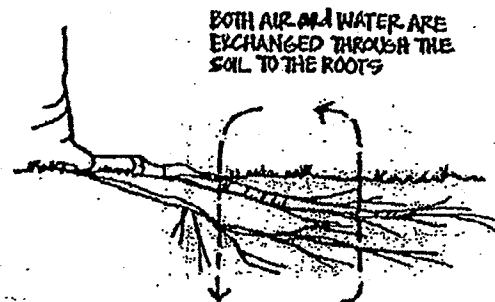
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

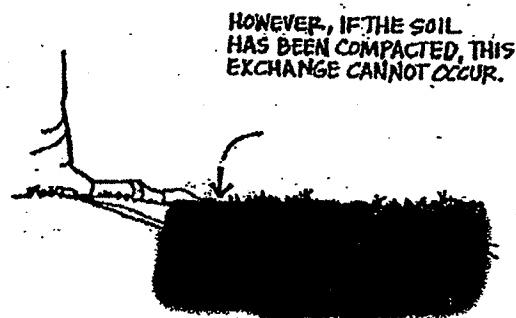
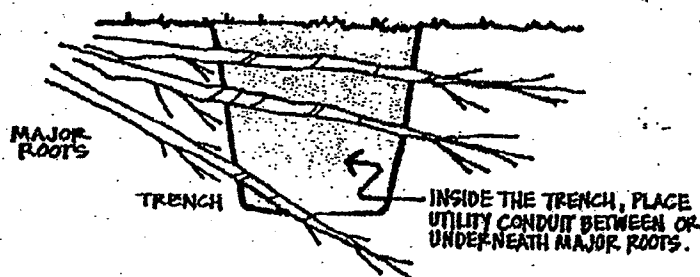
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under mulching).

SOIL COMPACTION



TRENCHING



MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring, and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

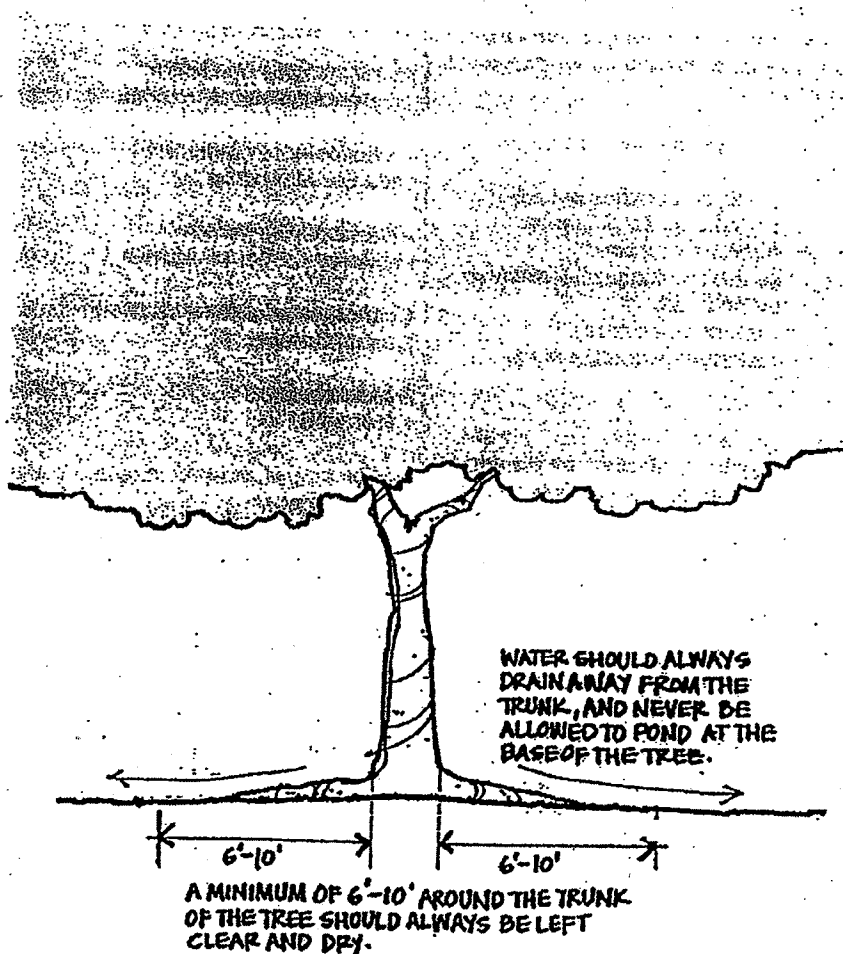
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to avoid the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera</i> spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3' high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the Sunset Western Garden Book to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://lacofd.org/forestry.htm>

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
<http://danr.ucop.edu/ihrmp>

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

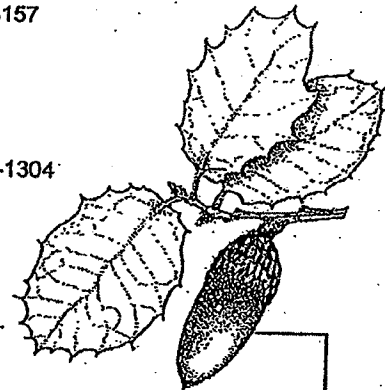
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



Publications

Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

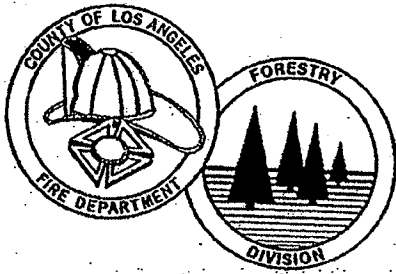
Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
Available from the University of California - Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720